



Protecting Clients. Conserving the Land.

Kennedy Ranch

3187 +/- acres, Presidio County, Texas



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Kennedy Ranch

3,187 Acres

Casa Piedra Road

Marfa, Presidio County, Texas

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Location

The Kennedy Ranch is located 25 miles south of Marfa, Texas off of paved Casa Piedra Road (FM169) just past the bridge over live water Alamito Creek. The ranch lies east of the Atchison and Topeka and Santa Fe Railroad or the South Orient Railroad. The pavement on Casa Piedra Road ends just past the entrance to the Kennedy Ranch where it goes for another 40 miles to the north entrance to Big Bend Ranch and to the river road east of Presidio accessing hundreds of thousands of acres of public lands and the Rio Grande River.

Acreage

3,187 acres in Presidio County.

Description

The Kennedy Ranch is located in the Chihuahuan Desert of Texas, comprised of mid-elevation grasslands and scrubland of basin range topography between the Davis Mountains to the north, the Chinati Mountains to the west, and the Rio Grande River on the south. The ranch is located adjacent to large properties in the Alamito Creek Drainage and is part of the original Kennedy Ranch that had been in the same family until recently, for more than the past 60 years. This ranch is also next to Plata, an historic abandoned farming community that provided produce, cotton, and corn for the large silver operations at Shafter at the turn of the 19th century. The Alamito Creek Preserve, owned and operated by the Dixon Water Foundation, is just next door, providing opportunities for birding and hiking along its 2 ½ miles of Cottonwood-lined Alamito Creek. The buyer of this ranch will have limited access to the Preserve.

The ranch is subject to a Conservation Easement with the Texas Agricultural Land Trust that focuses on restricting subdivision while allowing compatible uses like recreation, hunting, planned grazing, and limited development.

Habitat

The landscape is wide-open rolling grass and scrubland surrounded by rugged mountain ranges which can be seen from most places on the property. Classic “Cattle County” of the Old West, the Kennedy Ranch has maintained much of the environment and appearance of times past. This vast area lies in a narrow elevation range between 3,750 and 4,200 feet, allowing for mix of vegetation from the mid to lower Chihuahuan Desert such as Spanish dagger, yucca, creosote and cholla with a mix of blue grama, black grama, bear grass, and

sideoats grama with scattered brush. Tributaries to Alamito Creek have heavier brush like mesquite, desert willow, white brush, catclaw, and some oaks and juniper.

Wildlife

This property is home to many species of birds, raptors, songbirds, and game birds such as Blue (Scaled) Quail, Mourning Dove and White Wing Dove, as well as larger wildlife of the desert such as Desert Mule Deer and Javelina. The brush and grasses provide excellent habitat for these game and non-game animals. This is Chihuahuan Desert hunting land at its best and a nature lover's dream.

Improvements

The Headquarters is located a mile off the paved Casa Piedra Road on an improved caliche ranch road and looks straight at San Jacinto Peak, a stunning western backdrop to this wide open big sky in south Presidio County. There is an adobe and brick home with lots of character in need of repair but with plenty of potential. It also has a mural painted along the porch, depicting the rich Spanish and ranching heritage of the area. Great sets of pens include a loading chute, as well as two excellent metal barns with electricity and concrete floors. At one time, the grounds around the home were well-landscaped. It's a working ranch complex that would make for a rustic yet functioning headquarters.

Other improvements include two submersible wells with electricity, one windmill, an extensive road network, fair fencing, and several earthen dams for summer water.

Water

The Alamito Creek watershed has some of the most prolific groundwater systems in the area. There are four wells on the ranch, three being submersible pumps, and one a windmill. All the wells are less than 250 feet.

Price

\$495 per acre or \$1,577,565

Contact

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Disclaimer

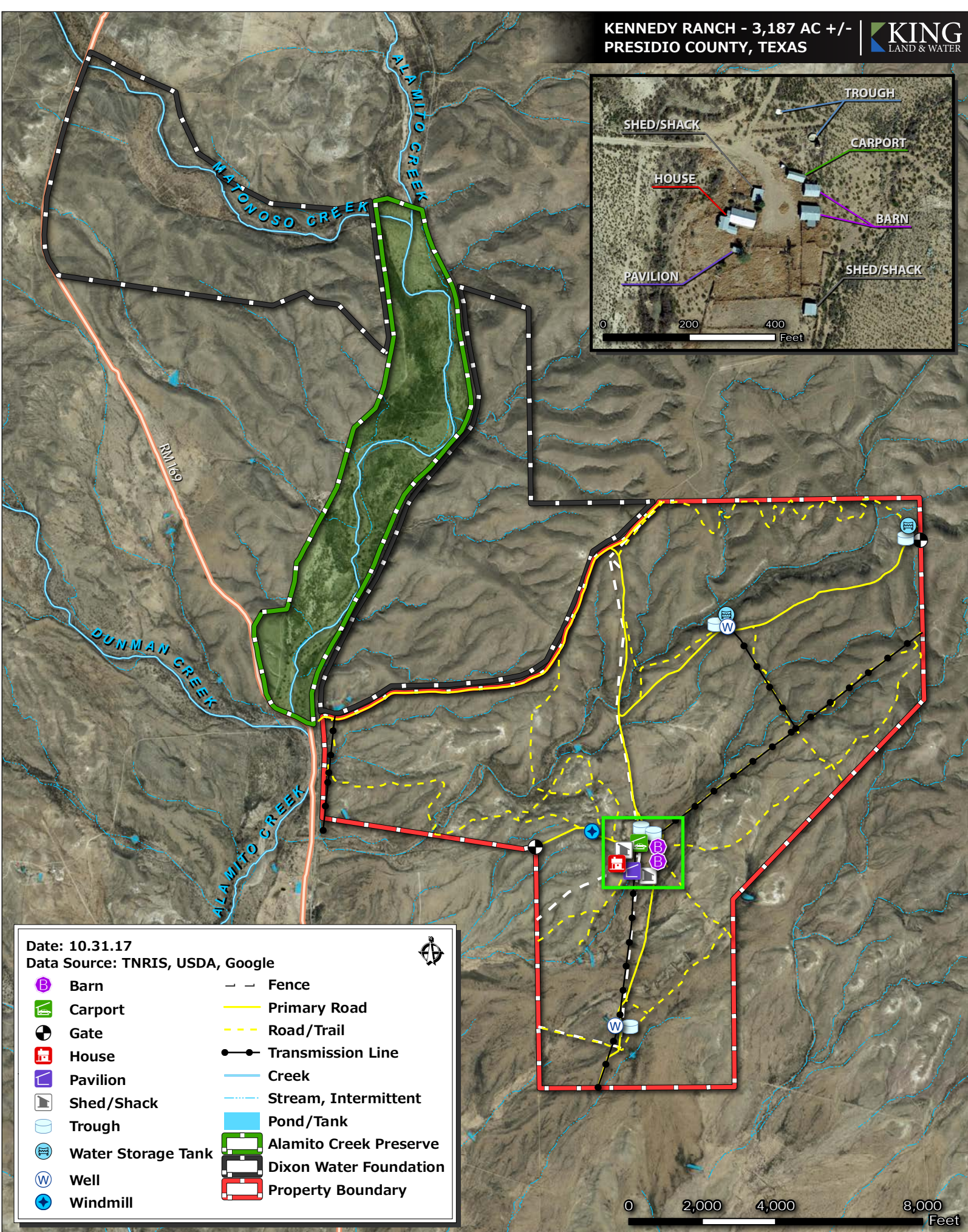
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Date: 10.31.17
Data Source: ESRI

- Property
- Alamito Creek Preserve
- Dixon Water Foundation
- Property Boundary

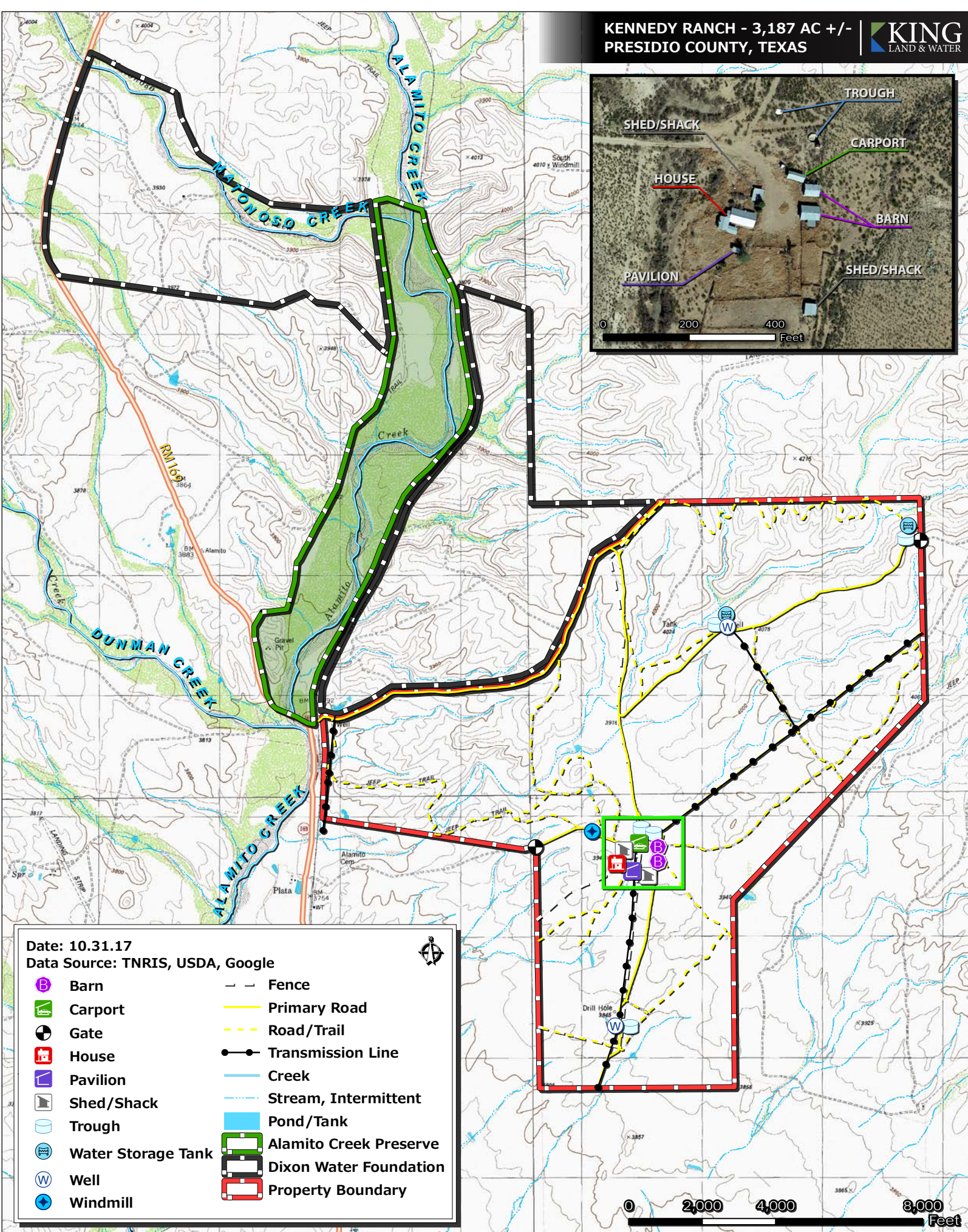
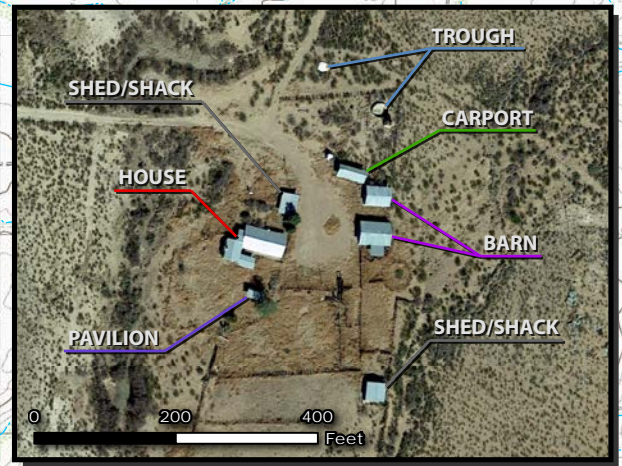




Date: 10.31.17

Data Source: TNRIS, USDA, Google





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- | | |
|--------------------|------------------------|
| Barn | Fence |
| Carport | Primary Road |
| Gate | Road/Trail |
| House | Transmission Line |
| Pavilion | Creek |
| Shed/Shack | Stream, Intermittent |
| Trough | Pond/Tank |
| Water Storage Tank | Alamito Creek Preserve |
| Well | Dixon Water Foundation |
| Windmill | Property Boundary |

0 2,000 4,000 8,000 Feet



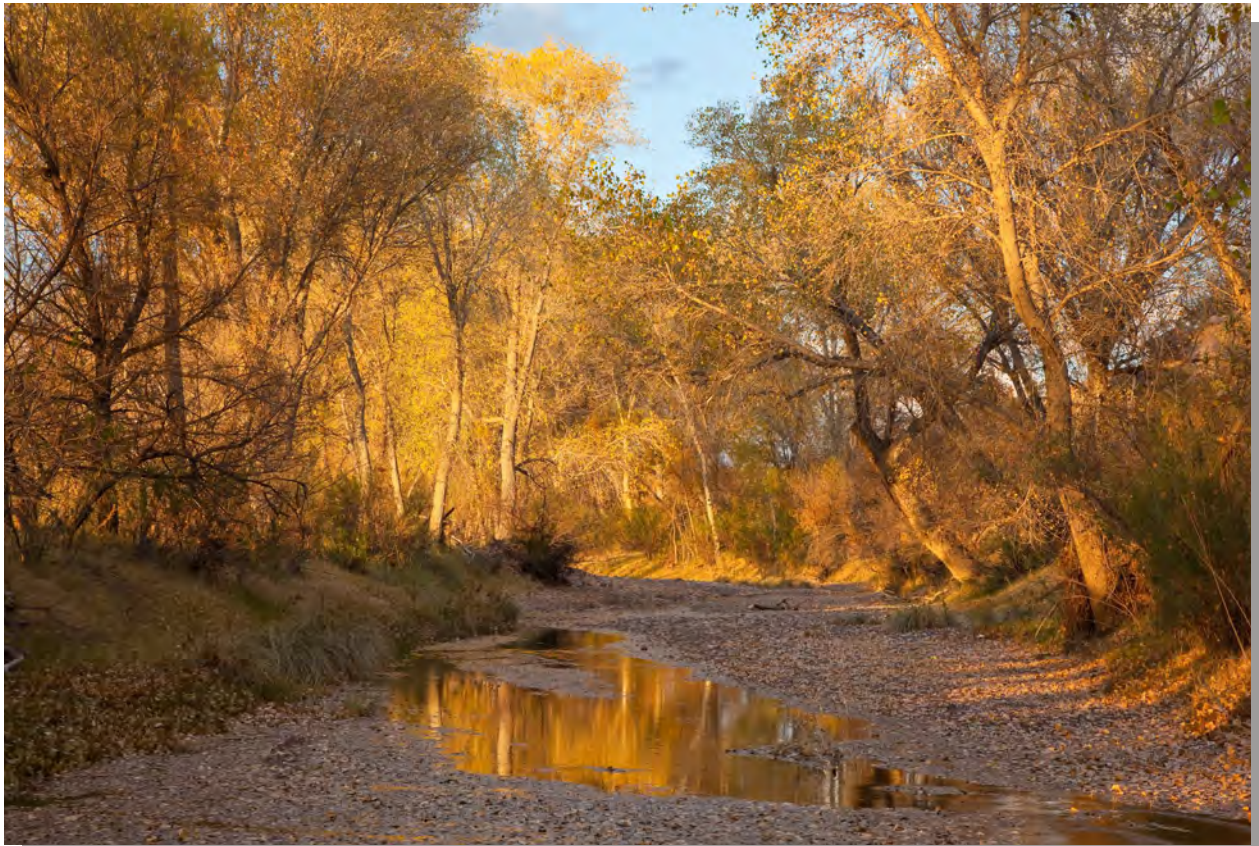














Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date